



City of Homer

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Memorandum Supplemental Packet

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: APRIL 24, 2023
SUBJECT: SUPPLEMENTAL PACKET

Consent Agenda

April 10, 2023 Minutes for approval.

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Public Hearings

Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager.

Proposed budget amendment from Council Member Davis.

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Resolutions

Resolution 23-046, A Resolution of the City Council of Homer, Alaska Authorizing a Task Order in the amount of \$379,661 to HDR Engineering, Inc. for the Homer Harbor Expansion Study's In-Kind Engineering Support Services and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Informational slides provided by Ronny McPherson, HDR

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Session 23-07 a Regular Meeting of the City Council of Homer, Alaska was called to order on April 10, 2023 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, DAVIS, ERICKSON, HANSEN, LORD, VENUTI

STAFF: CITY MANAGER DUMOUCHEL
CITY CLERK JACOBSEN
PORT DIRECTOR HAWKINS
FINANCE DIRECTOR WALTON
PUBLIC WORKS DIRECTOR KEISER
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
CHIEF TECHNOLOGY OFFICER JIRSA
NETWORK ADMINISTRATOR SULCZYNSKI

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council’s Operating Manual)

Mayor Castner announced the supplemental items: **Consent Agenda** March 28, 2023 Minutes Approval, Memo from Council Member Davis Re: Amendment to the Minutes **Announcements/Presentations/Reports** AML Legislative Committee Report; **Ordinances** Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager. Draft 24/25 Operating Budget and Letter from Homer Chamber of Commerce; **Resolutions** Resolution 23-036, A Resolution of the City Council of Homer, Alaska Directing the Port and Harbor Advisory Commission for Research and Reporting during the process of the Harbor Expansion General Investigation Study and Float Replacement Projects. Erickson/Venuti. Written public comments; Resolution 23-037, A Resolution of the City Council of Homer, Alaska Outlining the Expectation of the City Council for Community and Stakeholder Engagement within the Harbor Expansion General Investigation/Feasibility Study. Lord/Aderhold/Davis.; Written public comments Resolution 23-038, A Resolution of the City Council of Homer, Alaska Establishing a Harbor Expansion Study Communications Committee and Establishing the Scope of Work and Committee Make-Up. Erickson. Written public comments; and Correct References to the Regular Meeting on April 27, 2023 to April 24, 2023.

ADERHOLD/VENUTI MOVED TO ADOPT THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

3. MAYORAL PROCLAMATIONS AND RECOGNITIONS

3.A. Recognition of Zachary Marley, Eagle Scout, Troop 555

Mayor Castner recognized Zachary Marley of Troup 555 of the Great Alaska Council for achieving the rank of Eagle Scout.

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (The public may comment for three minutes on agenda items not schedule for public hearing.)

Lynn Maslow, city resident and member of Friends of the Homer Public Library Board, commented in support of Resolution 23-030 approving the design plan for the library western lot improvements. She shared a brief history of Council support related to this effort and an overview of the improvements. After adoption of the resolution, the Friends will proceed with fundraising and negotiating with contractors.

Ann Dixon, city resident and member of the Friends of the Homer Public Library Board, commented in support of Resolution 23-030. She's been involved with this project for at least 10 years and shared this final design meets a number of priorities and goals, and she provided an overview of the goals and priorities of the project.

Claudia Haines, city resident, Kachemak Bay Family Planning Clinic CEO, member of the MAPP Steering Committee, and Community Health Needs Assessment Committee (CHNAC), commented in support of Resolution 23-031 and round 2 of the Healthy and Equitable Communities Pass through Grant. She shared about work being done by the CHNAC with funding from round 1 of this grant.

Katie Gavenus, city resident, commented in support of Resolutions 23-036, 037, and 038 and of a modest and thoughtful process regarding the Harbor Expansion so we don't cause negative implications in the future.

Ian Pitzman, city resident and owner of Fortune Sea LLC, commented regarding the renewal of his lease by Resolution 23-033. He provided a brief overview of his business and was available for questions.

Bruce Friend, city resident, commented he supports agenda items 6.C. 6.D. 6.E. 6.H. 6.I. 6.J. 6.K. and 14 A. and B. He thanked the Councils consideration and effort.

Scott Adams, city resident, commented in support of Resolution 23-033 and extending the Fortune Sea Lease. He doesn't agree with Ordinance 23-17 and things half of the camping revenue should go to Parks and Recreation.

Roberta Highland, city resident, commented on behalf of Kachemak Conservation Society noting their comments submitted regarding Resolutions 23-036,037, and 038. She hopes Council will consider their ideas and make amendments tonight.

Crisi Matthews commented she supports the Fortune Sea Lease, and supports those items listed by Bruce Friend, she thinks it's a great start forward for including more community based knowledge.

5. RECONSIDERATION

6. CONSENT AGENDA (Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Council Member)

- 6.A. Homer City Council Unapproved Regular Meeting Minutes of March 28, 2022. City Clerk. Recommend adoption.

Moved to New Business item A. Davis.

- 6.B. Marijuana License Renewal for Wildflower Farms Standard Marijuana License Cultivation Facility License. Recommend approval.
- 6.C. Ordinance 23-17, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 19.08.110 Disposition of Revenues, to Deposit all Revenue from Fees Paid for Parking or Camping in City Campgrounds Located on the Homer Spit to the Port Operating Fund. City Manager. Recommend Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023.
- 6.D. Ordinance 23-18, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Adding Expected Campground Revenues in the Amount of \$60,000 and Amending Port Expenditures in the Amount of \$36,436.64 for the Purpose of Seasonal Staff and Campground Support. City Manager/Port Director. Recommend Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023.
- 6.E. Ordinance 23-19, An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Authorizing a Transfer of \$144,360 from the Port Capital Projects Fund to the Port Reserves Fund to Establish a Dedicated Reserve for Required Maintenance or Repairs of the United States Coast Guard Cutter Berth Space. City Manager/Finance Director. Recommend Introduction April 10, 2023, Public Hearing and Second Reading April 24, 2023.
- 6.F. Resolution 23-030, A Resolution of the City Council of Homer, Alaska Supporting Improvements to the Properties of the Homer Public Library, According to a Design Plan Developed by the Friends of the Homer Library, Contingent upon the Availability of Funds for Construction. Aderhold/Venuti. Recommend adoption.
- 6.G. Resolution 23-031, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Apply to the Alaska Department of Health and Social Services for a Healthy and Equitable Communities Grant in Support of the Homer Community Health Improvement Plan and the Bayveiw Park Renovation Project. City Manager. Recommend adoption.
- 6.H. Resolution 23-032, A Resolution of the City Council of Homer, Alaska Approving a Lease with Alaska Scrap and Salvage for a term of Eight Years with Two One-Year Options for Renewal and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.
- 6.I. Resolution 23-033, A Resolution of the City Council of Homer, Alaska Approving a Lease with Fortune Sea, LLC for a term of Eight Years with Two One-Year Options for Renewal and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager. Recommend adoption.

- 6.J. Resolution 23-034, A Resolution of the City Council of Homer, Alaska Amending the City of Homer Fee Schedule under Camping Fees. City Manager/Port Director. Recommend adoption.
- 6.K. Resolution 23-035, A Resolution of the City Council of Homer, Alaska Adopting the Revised Port and Harbor Tariff No. 1. City Manager/Port Director. Recommend Public Hearing April 24, 2023.

Item A. moved to New Business item A. Davis.

City Clerk Jacobsen read the consent agenda and recommendations.

ADERHOLD/VENUTI MOVED TO ADOPT THE RECOMMENDATIONS OF THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

7. VISITORS

- 7.A. Representative Sarah Vance Legislative Update

Representative Vance thanked the Mayor and Council Members, and City staff members who have been in Juneau lobbying for the Harbor Expansion projects. She invited Lt. Browning to shared his presentation on Parenting in the Digital Age. Representative Vance provided updates on the operating budget in the House, including a one-time \$175 million school funding that equates to \$680 per student, and \$30 million in community assistance. They'll be voting on it and sending it to the Senate soon. The Senate hasn't finalized the capital budget, so she doesn't have an update at this time. She provided an overview of House Bill (HB) 21, school health care consolidation, that allows municipalities to participate in the State healthcare plan, Alaska Care, HB 92 Fishermans Fund and vessel owner claims, bills regarding election reform and cleaning up voter rolls, and sex and human trafficking.

She responded to questions from Council Members.

8. ANNOUNCEMENTS/PRESENTATIONS/REPORTS (5 minutes each)

- 8.A. Committee of the Whole

Council Member Aderhold reported they discussed a proposed amendment to the March 28 meeting minutes, the operating budget, Army Corps of Engineers General Investigation, and the Port Infrastructure Development Program (PIDP) grant.

- 8.B. Mayor's Report

Mayor Castner reported on his recent meeting with the Borough Policy Committee to discuss platting and potential changes to the Borough platting requirements. He opened the floor to Dr. Bell to report on Jack Gist

Park. Dr. Bell requested the park be included as a line item in this biennial budget, shared the history of the park, and explained the needs for improvement at the park.

- 8.C. Borough Report
- 8.D. Planning Commission
- 8.E. AML Legislative Committee Report – Council Member Aderhold

Council Member Aderhold reported on the committee’s conversations on HB 142 State Sales and Use Tax that would implement a 2% statewide sales tax, and conversations at Department of Community and Regional Affairs (DCRA) regarding a re-write of title 29, the extent of the re-write is unknown at this time, but it’s something to keep on the radar. They also discussed the State budget, PFD amounts, PERS defined benefit, education formula for base student allowance, and developing a fiscal plan, possibly in a special session so it’s done this year, and not in an election year.

9. PUBLIC HEARING(S)

- 9.A.. Ordinance 23-15, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 11.20.070 to Specify that a Performance Guaranty is Required for New Subdivisions. City Manager/ Public Works Director. Introduction March 28, 2023 Public Hearing and Second Reading April 10, 2023.

Mayor Castner opened the public hearing.

Scott Adams, city resident, commented in support of Ordinance 23-15, noting the new subdivision being developed near Paul Banks. Having this requirement on the developer might help ensure things are taken care of.

There were no other comments and the hearing was closed.

ADERHOLD/VENUTI MOVED TO ADOPT ORDINANCE 23-15 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Council Member Davis asked if this requirement will make it difficult to provide more housing.

At the request of the Mayor, Public Works Director Keiser responded there will be a cost to the developer to get a bond for their project, however dividing the cost to the number of lots in the subdivisions it’s a fairly de minimis cost overall. But in value to the public there is more of a cost of the subdivisions aren’t completed.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Ordinance 23-16, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget by Accepting and Appropriating a 2023-2025 Alaska Clean Water Actions (ACWA) Grant

from the Alaska Department of Environmental Conservation (ADEC) in the Amount of \$153,307 for the Beluga Slough Green Infrastructure Storm Water Treatment System. City Manager/Public Works Director. Introduction March 28, 2023 Public Hearing and Second Reading April 10, 2023.

Ordinance 23-16(S) An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating a 2023-2025 Alaska Clean Water Actions (ACWA) Grant from the Alaska Department of Environmental Conservation (ADEC) in the Amount of \$153,307 for the Beluga Slough Green Infrastructure Storm Water Treatment System and Appropriating an Additional \$107,182 in Local Matching Funds, of which \$81,313 is Appropriated from Homer Accelerated Roads and Trails (HART) Roads Fund and \$25,869 from an in-kind Match for Project Management Services. City Manager/Public Works Director.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

ADERHOLD/LORD MOVED TO ADOPT ORDINANCE 23-16 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

ADERHOLD/LORD MOVED TO SUBSTITUTE ORDINANCE 23-16(S) FOR 23-16.

At the request of Council, Public Works Director Keiser responded to questions. She explained the substitute is for purposes of precision. The original title didn't specify all the moving pieces to this transaction. The substitute specifies the acceptance of the grant, money that will come from HART, and contributions of in-kind services. She confirmed no funds are being borrowed for this project at this time. HART policy has a criteria for use for drainage projects. Design work has already begun and they're planning for construction in the middle of summer when the necessary data has been collected to properly design the sedimentation box.

VOTE (substitute): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the main motion.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

10. ORDINANCE(S)

- 10.A. Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager. Recommend Introduction April 10, 2023, Public Hearing April 24, 2023 and May 8, 2023, Second Reading May 8, 2023.

ADERHOLD/VENUTI MOVED TO INTRODUCE ORDINANCE 23-20 BY READING OF TITLE ONLY.

Council Member Aderhold encouraged others to turn in their budget amendments at the next meeting and asked about the status of the capital budget. City Manager Dumouchel confirmed the capital budget will be presented at their next meeting for introduction.

Mayor Castner requested they be given a series of worksheets that show where we are in the various funds. City Manager Dumouchel explained he'll have breakdowns in the capital budget that show each fund, including current balances, open encumbrances, and forecasts for HART and HAWSP for each year.

Council Member Lord noted for public, the first 50 pages of the budget give a narrative explanation of the revenue and expenditures, and budget assumptions. She echoes the Mayors enthusiasm for having the base account information provided.

Council Member Erickson shared it's important to look at matching funds for grants and helpful as they're looking ahead. She asked about the harbor legal fees. City Manager Dumouchel confirmed they are not hiring a separate attorney, but will be paying their own legal bills. He provided an overview of work being done related to forecasting for matches and ensuring funds are allocated for those needs.

VOTE (introduction): NON OBJECTION, UNANIMOUS CONSENT.

Motion carried.

- 10.B. Ordinance 23-21, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments made to the City, and that a Final Plat for the City of Homer Shall be an As-Built Survey. Davis/Erickson. Recommend Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing and Second Reading May 22, 2023.

ERICKSON/DAVIS MOVED TO INTRODUCE ORDINANCE 23-21 BY READING OF TITLE ONLY.

Council Member Davis noted the information he provided in the memo. This amendment requires any development commitments to be reflected on the preliminary plat and the final plat be an asbuilt that shows completion. He noted this needs to be referred to the Planning Commission.

Council Member Lord likes the rationale behind this and looks forward to hearing Planning Commission feedback.

LORD/ADERHOLD MOVED TO REFER THIS TO THE PLANNING COMMISSION WHEN THEY'RE DONE WITH IT.

There was brief discussion regarding timing for adequate consideration at the commission.

City Manager Dumouchel said it's challenging to put a time line on this as it crosses in to a highly technical area. He asked the City Planner to reach out for assistance.

LORD/ADERHOLD MOVED TO AMEND THE MOTION TO POSTPONE TO THE LAST MEETING IN JUNE.

There was no discussion.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the motion as amended.

VOTE (postponement): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

11. CITY MANAGER'S REPORT

11.A. City Manager's Report

City Manager Dumouchel highlighted items in his written report including the State and Federal Grant update, an upcoming recreational use agreement with South Peninsula Little League, and cybersecurity training.

Council Member's shared their appreciation for Special Projects and Communications Coordinator Carroll for the work she's doing as shown in the grant information.

12. PENDING BUSINESS

13. NEW BUSINESS

13.A. Homer City Council Unapproved Regular Meeting Minutes of March 28, 2023. City Clerk.

ADERHOLD/ MOVED TO APPROVE THE UNAPPROVED MEETING MINUTES OF MARCH 28, 2023.

DAVIS MOVED TO AMEND THE MINUTES BY ADDING THREE LINES THAT ARE FOUND AT PAGE 2 OF THE SUPPLEMENTAL PACKET TO THE THIRD SENTENCE IN THE THIRD PARAGRAPH ON PAGE 13 OF THE APRIL 10TH PACKET.

Council Member Davis followed up that the new language will read *"She reviewed the proposal that was included in the packet noting **that since less than \$10,000 of the \$45,000 being requested would go to the consultant to cover his labor, with most of the remainder going to laboratory services, the procurement was not even large enough to require City Council approval.**"*

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE (main motion): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

14. RESOLUTIONS

- 14.A. Resolution 23-036, A Resolution of the City Council of Homer, Alaska Directing the Port and Harbor Advisory Commission for Research and Reporting during the process of the Harbor Expansion General Investigation Study and Float Replacement Projects. Erickson/Venuti.

ERICKSON/VENUTI MOVED TO ADOPT RESOLUTION 23-036 BY READING OF TITLE ONLY.

There was discussion about postponing action on this until after next week's joint work session with Council and the Commission.

VENUTI/LORD MOVED TO POSTPONE TO APRIL 24TH.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- 14.B. Resolution 23-037, A Resolution of the City Council of Homer, Alaska Outlining the Expectation of the City Council for Community and Stakeholder Engagement within the Harbor Expansion General Investigation/Feasibility Study. Lord/Aderhold/Davis.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 23-037 BY READING OF TITLE ONLY.

Council Member Lord explained this was borne out of conversations with community members, and feedback from Commissions and Commissioners. She found a lot of times her response was "it's my understanding that", but no real confirmation. She and Council Members Aderhold and Davis talked about what they think the expectations are for the basic tenants of community and stakeholder engagement for this process. She feels this is an effort to encapsulate the high level pieces of what we think the Council should expect through this process.

Council Member Davis concurs that this outlines their expectations as a body, and is open to what others might like to add or take out.

Council Member Aderhold commented in her discussion with the HDR representatives about these three resolutions, they felt they are premature and some of it could potentially hinder their work and would like a platform that doesn't restrict them to the resolution items 1-10. She supports postponing this for a month or voting it down to let the public process unfold and respect the consultants we've hired.

Council Members Lord followed up that in her mind there's nothing about this is the end point and nothing else can happen, and there's nothing on the list she wouldn't expect to have happen. This still feels flexible within an area where there has to be significant community and stakeholder engagement.

Council Member Davis added with the possible exception of identifying scheduled updates, he doesn't think there's anything there that isn't already being planned. Ms. Burnett from HDR commented at the Committee of the Whole that she may not love it, but there's nothing specifically that's concerning. The goal of this is to reassure the public that we are engaged and have clear expectations.

Council Member Erickson commented that after listening to public comments, talking with HDR today, and dealing with different commissions, there's some perceptions out there and when we don't act it adds to the perceptions. When Council Members aren't in the loop it looks bad. It's important we get ahead of it. There's bullseyes on their backs when they don't know what's going on, or haven't acted. She feels this and Resolution 23-038 are important.

ADERHOLD/LORD MOVED TO POSTPONE TO THE FIRST MEETING IN MAY.

There was no discussion.

VOTE: YES: VENUTI, ADERHOLD, LORD
NO: DAVIS, HANSEN, ERICKSON

Motion failed.

There was brief discussion of whether there were changes to the resolution that would resolve the resistance to adopting it tonight.

City Manager Dumouchel shared his understanding of item 9 is that if something occurs that requires rapid response, he's tied to waiting for the next council meeting to get Council's approval to change a message or do something. It's something that sounds good, but could become an impediment to a problem and he would either need to disregard their direction, which is not the business he's in, or wait for something to get considerably worse until Council's had a chance to think about it.

Council Member Lord respects that position and added the City has gotten out in front of itself without the buy in of Council, on multiple occasions on this project already. Council knew the documents were going to be signed because they approved that action be taken. But when a new concept is rolled out and being shopped around when Council hasn't authorized, that's a problem.

There was discussion of alternate wording for item 9.

LORD/ADERHOLD MOVED TO AMEND LINE 84 TO SAY SHOULD BE PRESENTED OR SHARED IF TIMING NECESSITATES TO CITY COUNCIL PRIOR TO BEING ADOPTED.

Mayor Castner shared opposition to the amendment because he feels the original wording is correct.

Council Member Erickson added she'd love an email, even if she doesn't have to act on it. She needs to be informed as to what's going on.

VOTE (amendment): YES: ADERHOLD, LORD
NO: HANSEN, DAVIS, ERICKSON, VENUTI

Motion fails.

There was no further discussion on the main motion.

VOTE: YES: LORD, VENUTI, ADERHOLD, DAVIS, HANSEN, ERICKSON

Motion carried.

- 14.C. Resolution 23-038, A Resolution of the City Council of Homer, Alaska Establishing a Harbor Expansion Study Communications Committee and Establishing the Scope of Work and Committee Make-Up. Erickson.

ERICKSON/VENUTI MOVED TO ADOPT RESOLUTION 23-038 BY READING OF TITLE ONLY.

Council Member Erickson shared this puts feet to what we're thinking. She's opened ended on the time to disband the committee, but gives a presence out front until HDR is up and going. It's important that the perception is that we're involved, moving forward, and know what's happening.

Council Member Aderhold commented it seems that by the time the members are selected, HDR will be up and going. She feels its adding a layer having this committee, in addition to the City Council, Port and Harbor Advisory Commission, and other commissions. She'd rather things happen with Council and Commissions. She noted she'd like to see a clear scope of work and shared how committees and task forces in the past have had a very clear direction and scope of work, she doesn't see that in this resolution. She's not convinced this committee would be helpful in the end and exercising a lot of people to get in place then be disbanded. She's open to other's perspectives.

Council Member Lord likes the language in the memo regarding a charter so the study has a vision, mission, purpose and need. It would be great to have a group like this to draft the charter. But the outline in the resolution sounds like things we all need to be doing, or can be directed to commissions, and we have higher communications team already.

In response to a question, City Clerk Jacobsen shared her perspective that although it isn't a decision making body, the meetings should be noticed and that a member of the clerk staff would need to be available to monitor the audio and video for the meeting.

At the request of Council, Port Director Hawkins reviewed the information he provided in the packet regarding the development of the Harbor Expansion Study Communications Committee.

VOTE: YES: ERICKSON

NO: LORD, DAVIS, ADERHOLD, VENUTI, HANSEN

Motion failed.

15. COMMENTS OF THE AUDIENCE (The public may comment for three minutes on any topic.)

Karin Marks, city resident and Economic Development Advisory Commission, commented she understands the intent of Resolution 23-038, she believes all the commission, and public need able to come and agrees with the Mayor that the Council needs to stick together and hear the messaging at the same time.

Eric Rozeboom, non-resident, shared his appreciation for Recreation Manager Mike Illg and the work he does. Mr. Rozeboom shared that he opens the gyms in the mornings encouraged more support for community recreation in the budget.

Scott Adams, city resident, commented the City hired a consultant to do work for the Harbor Expansion Study and we need to let them do it and believes there needs to be a larger meeting area where Council and Commissions, and anyone who wants to speak can. To put expectations for a 3 year project run by the Feds, it will be a slow place and they've gone through this process years ago. He noted the March 28th supplemental packet and touched on natural gas funds going to HERC account and addressed what needs to be done there. Lastly he suggested a Resolution against trawler bycatch.

Robert Archibald, city resident, said it was good conversation tonight. He pointed out the scoping is now underway and have a limited time to complete it. He'd like to know HDR's plans for being our communication network, the sooner that gets out the better. He was glad to hear Dr. Bell's comments regarding Jack Gist Park.

16. COMMENTS OF THE CITY ATTORNEY

Attorney Gatti had no comments.

17. COMMENTS OF THE CITY CLERK

City Clerk Jacobsen had no comments.

18. COMMENTS OF THE CITY MANAGER

City Manager Dumouchel announced current city job openings.

19. COMMENTS OF THE MAYOR

Mayor Castner encouraged Council to think about how to manage recreation in the city during budget process, not only for the HERC but also other recreation venues.

20. COMMENTS OF THE CITY COUNCIL

Council Member Hansen thanked everyone for a good meeting and shared that she'll be going up the road to watch middle school mass choir.

Council Member Erickson shared about a recent volleyball tournament in Homer and while they hear a lot from pickle ball players, there are a lot of sports groups that have needs in Homer. She appreciates Mr. Rozeboom's and Dr. Bell's comments tonight. She shared about volunteer efforts for parks and we need to be looking at our public private partnerships and who's going maintain it. She also touched on needs for Community Recreation.

Council Member Davis said it was a good meeting and it's good to be flexible and work through things. He will also be attending mass choir, prom is this weekend, the Rec Room is organizing a dance as the SPARC, and the cranes are arriving.

Council Member Aderhold shared she attended the Women of Distinction Celebration put on by Haven House and that our own Sergeant Jessica Poling received the 2023 Shining Star Award. She had a table of support including Chief Robl and other officers. She appreciates what Sergeant Poling does for the community. She also commented about a recent house explosion in Kasilof and shared about Stephen Okkonen, a commercial fisherman and a PhD Oceanographer, who died in the fire. That loss is huge.

Council Member Venuti shared her appreciation for Dr. Bell's update on Jack Gist Park. She supports park improvements and Community Recreation, both provide important benefits to our Community. She commented that Rachel Tussey is leaving the Clerk's office and wished her well.

Council Member Lord thanked Rachel Tussey, she's always enjoyed working with her, and wished her well. She commented her husband plays volleyball and she stopped by to watch. One of the things she thought was so cool is the way community sports bring people together who's paths wouldn't normally cross.

21. ADJOURNMENT There being no further business to come before Council Mayor Castner adjourned the meeting at 9:03 p.m. The next Regular Meeting is Monday, April 24, 2023 at 6:00 p.m., Committee of the Whole at 5:00 p.m. and a Joint Work Session with the Port & Harbor Advisory Commission on April 17, 2023 at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____

FY24 Proposed Budget Amendment Form

Fund Name: 100 - General Fund

Project Name: Homer Chamber - New GL

Account #	Account name	Page #	Increase	Decrease	Balance
5830	Maintenance and Operations	20	24000		\$75,000

Rationale: The Chamber has long partnered with the City to conduct tourism marketing and economic development support. The marketing costs far exceed what the city pays (the difference between what we paid and what the Chamber spent on marketing Homer last year was \$167,700), and the cost paid by the city is almost certainly more than offset by increased sales tax revenues from visitors.

In addition to marketing Homer, the Chamber throughout the year puts on a number of community-focused events that provide greater engagement for our residents and add to the quality of life here, especially for youth .

The City's contribution has been unchanged since 2017, meaning in real terms it has been declining. Adjusting it for inflation would require an increase to \$63,000.

The Chamber is requesting an increase to \$75,000, to allow it to continue to provide a similar level of marketing that it has been able to provide in the past, and to allow it to host the popular community events. I strongly support this request.

Requested By: _____
Jason Davis

Prepared By: _____
Jason Davis



The Homer Chamber of Commerce & Visitor Center, has been partnering with the City of Homer for over 10 years to conduct tourism marketing and economic development support under 3-year Marketing Agreements. The annual amount of that agreement was \$51,000 which has been the same amount since 2017. The current agreement ended after last year.

If that \$51,000 was just adjusted for inflation, the current value would be at least \$63,200.

Annually the Chamber spends around \$222,000 on marketing efforts. We do receive some ad revenue from Visitor Guide ads and ads on our website, which brings the net marketing expenditures to around \$167,700.

That figure does not include any payroll for full-time or part-time staff.

We also manage 4 Visitor Centers for the city to help visitors and residents plan activities and connect with our business members. They are mainly staffed with an incredible group of volunteers but we also bring in paid part-time seasonal staff to cover weekends at the main center and we are now trying to keep our Spit Shack open during the summer season. That part-time staffing costs around \$13,000 a season.

In addition to the marketing we do for the city, the Chamber also puts on a number of community-focused events designed to bring out more engagement of our residents and add to the quality of life experiences, especially for our younger aged population.

The Chamber is requesting an increase in this year's annual Marketing allotment to at least \$75,000 so we can continue to provide a similar level of marketing that we've been able to provide in the past and allow us to host the popular community events. We believe the sales tax revenue generated by increased visitor stays should more than offset this additional expense.

We try hard to keep up our level of marketing to stay competitive with our other Alaska Tourist Destinations. However, unlike all those other cities, Homer does not have a bed tax type of funding option to use for tourism marketing. So this has put that burden back on the City and Chamber to raise the dollars needed to promote Homer.

Our 2023 budget was forecasting a \$23,000 net profit but our smaller Winter King Tournament event is projected to bring in about \$40,000 less than planned, so now we're now facing about a \$17,000 loss for the year. It is becoming increasingly difficult to subsidize the \$167,700 balance of the marketing budget with the Chamber's fundraising activities which can fluctuate.

Thank you in advance for your consideration of the increased funding request.

Brad Anderson
HCOC Executive Director

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HDR



Homer Harbor Expansion

Work-in-Kind Amendment



04/24/2023

Overview

- HDR is an extension of the City with the City's interests and voice
 - Public engagement a major component
 - Liaison with the U.S. Army Corps of Engineers (USACE)
- Homer Harbor Expansion
 - Federal Infrastructure Component (Breakwaters, Navigation Channel, Basin)
 - Non-Federal Infrastructure Component (Floats, Docks, Utilities, Uplands)
- USACE Feasibility Study officially began last week is only one part of the Homer Harbor Expansion

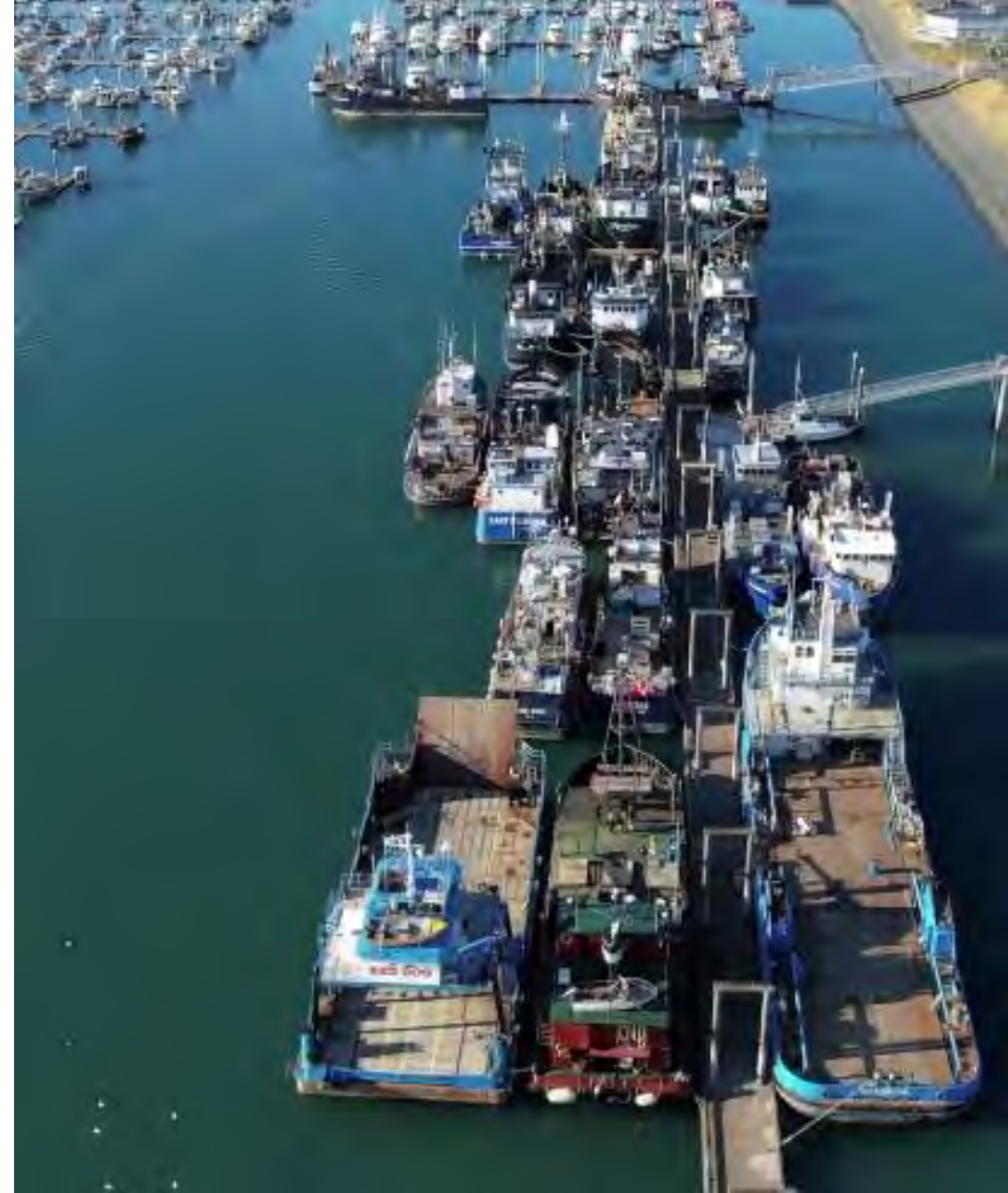


What does the Feasibility Study include?

- Design charette to develop a world of harbor expansion alternatives
 - includes both federal and non-federal infrastructure components
- Assess design alternatives
- Develop a preferred harbor expansion design alternative based on:
 - Environment
 - Economics
 - Real Estate
 - Functionality
 - Cultural Resources and more...
- Will result in an Environmental Assessment (EA) or Environmental Impact Study (EIS)
- HDR's will help ensure public input reflected throughout study

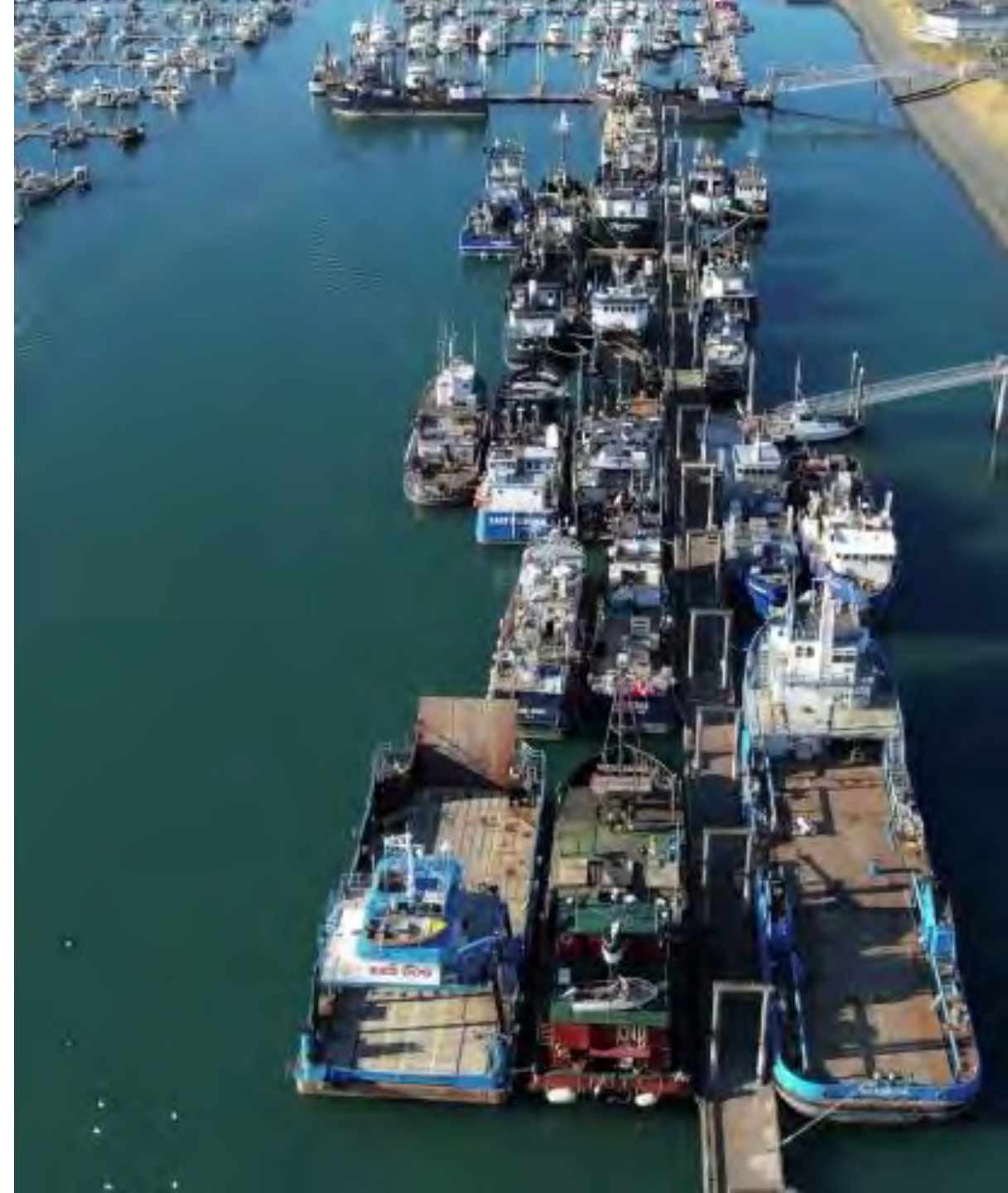
Amendment Overview

- Original Task Order
 - Initiate the Homer Harbor Expansion process as Owner's Representative
 - Charter Session
 - Public communication and stakeholder outreach, Website
 - Desktop Feasibility Study (covers items outside the USACE interest)
 - Support Homer with initiating a new start USACE Feasibility Study (not used)



Amendment Overview Cont.

- Proposed Contract Amendment
 - Directly supports the USACE Feasibility Study on behalf of Homer
 - Work is reimbursed as Work-in-Kind by the USACE
 - Proposal written to follow USACE Feasibility Study structure for easier Work-in-Kind reimbursement requests



Work-in-Kind

- What is it?
 - Work that would normally be performed by the USACE to complete the Feasibility Study but is instead performed by the non-federal sponsor (Homer)
- How does Homer get reimbursed?
 - After work is completed, Homer submits work-in-kind reimbursement requests to the USACE
 - USACE either funds Homer directly OR Homer pays less on future cost shares (ex: Fiscal Year 2024 or Fiscal Year 2025)
- What work is being done by HDR?
 - Participation in the USACE design charrette
 - Developing design conditions (design waves and currents)
 - Preliminary engineering work developing harbor alternatives (coastal numerical modeling)
 - Informed by public input



Summary

- Current contract allows HDR to work as Owner Representative for the overall Homer Harbor Expansion
- USACE Feasibility Study officially began last week is only one part of the Homer Harbor Expansion
- Amendment allows HDR to provide work-in-kind services on the Feasibility Study as an extension of the City
- Work-in-kind services is for preliminary engineering of harbor design alternatives

